

## COMMITTEE ON COMMUNITY IMPROVEMENT

**January 14, 2003**

**5:30 PM**

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

Present: Aldermen O'Neil, Wihby (late), Shea, Smith, Lopez

Messrs: R. MacKenzie, Alderman DeVries, Solicitor Clark, R. Johnson,  
F. Mesmer, Deputy Chief Monnelly, K. Sheppard, J. McLaughlin,  
D. Dunfey, P. Roache, W. Jabjiniak

Chairman O'Neil addressed Item 3 of the agenda:

Ratify and confirm poll recently approving the clarification relative to the  
Biron Street Housing Project.

On motion of Alderman Shea, duly seconded by Alderman Lopez, it was voted to  
ratify and confirm the poll.

Chairman O'Neil addressed Item 4 of the agenda:

Resolution and budget authorization authorizing acceptance and  
expenditure of funds in the amount of \$17,180 (Other) for the FY2003 CIP  
711103 – LED Replacement Program.

On motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to  
approve the resolution and budget authorization.

Chairman O'Neil addressed Item 5 of the agenda:

Communication from Robert MacKenzie, Planning Director, advising that  
Alderman DeVries has requested discussion be held relative to the City  
acquiring land in the Crystal Lake area with focus on the potential of the  
City authorizing up to \$185,000 of bonds funds for the acquisition.

Alderman Shea moved to approve the request. Alderman Lopez duly seconded  
the motion for discussion.

Alderman DeVries stated there is an agreed upon purchase and sales price of \$400,000. Currently \$185,000 has yet to be raised. This is an amount that needs to be in hand on or about February 1 or the development will proceed at Crystal Lake. These are lands as you are all well aware that groups have been fighting to preserve because the health of the lake is jeopardized with the further development in the area. This has been an ongoing process for several years. I-93 has committed that this will be a project. It will be the priority in the City for mitigation with the I-93 widening. The only caveat with that is that I-93 has not yet been approved as a project. There are a few steps such as going through the Executive Council that still need to happen for that to be a fully approved project. I think you will find in your packets tonight the letter from Carol Murray. On the first page if you look at the very last sentence it indicates the high degree of certainty that if this land is not developed it is going to be part of their mitigation package in the City of Manchester. What other information would you like to see at this point in time?

Alderman Smith asked where is the money going to come from. I see on the handout I just got that it will come from the Riverfront Development Project.

Mr. MacKenzie stated many of the City's capital projects are committed or encumbered. We did look at a few projects or possibilities. We are probably going to recommend that the money come out of the Riverfront Development Project, which was funded by the City a couple of years ago. It is a project that would probably not need the money in the next six months. Again to concur with what Alderman DeVries said we have talked with the State. They are very positive about acquiring it. We have asked them to expedite the project and they said they would. There is still some risk to it, but again with a commitment to the State it is probably a low risk. So the money would come back. They have agreed that if the City pre-funded the land acquisition that they would then submit the amount of funds necessary to reimburse the City for it. It would be a high likelihood that the money would come back in the next several months. After reviewing all of the existing bond projects and projects that are not totally committed, we would recommend \$185,000 temporarily come out of the Riverfront Development Project.

Alderman Smith stated in looking at this letter from William Cass, the Federal Highway Administration approval is also required. What guarantee do we have that they will pay up to 80% of this?

Mr. MacKenzie replied the Federal Highway pays 80% and then the State government pays the balance. Again, this project, the I-93 project, there would be no City funds involved in the project. If they were to acquire this land as part of mitigation they would fund the entire amount.

Alderman Smith asked are you telling me this is guaranteed.

Mr. MacKenzie replied no I am not telling you it is guaranteed.

Alderman Lopez stated I believe this is one of three projects we were looking at and we said this was the top priority versus Hackett Hill. Is that correct?

Mr. MacKenzie replied that is correct.

Alderman Lopez stated in reference to Hackett Hill are we in the process of acquiring more land up there. Is there any money that is in the program to buy additional land at Hackett Hill that falls in line with Crystal Lake?

Mr. MacKenzie responded there is not the impending immediate need because the parcel that is being looked at is vacant and there are no plans approved or under discussion for developing that area that is under consideration. At this point there are also no other matching funds. The Crystal Lake project is a \$400,000 project but there are not matching funds for any Hackett Hill acquisition and that is why I think it was a somewhat lower priority in that there were no matching funds but there were at Crystal Lake.

Alderman Lopez asked if there was any money coming back, could some of that money if it was more than \$185,000, be used for Hackett Hill.

Mr. MacKenzie answered yes.

Alderman Lopez stated knowing what the economy is and everything...I guess the first question I would have to ask is does the City have to get appraisals of this property or is it exempt from the ordinances that we now have.

Mr. MacKenzie replied we would have to review that with the City Solicitor. There is a current purchase and sales agreement that was conducted by the Crystal Lake Association.

Chairman O'Neil asked Solicitor Clark and Kevin Clougherty to come forward.

Solicitor Clark stated there are two appraisals that were already done on this property. One by the developer, Mr. LaMontagne and one by the Crystal Lake Association. They had a slight difference. The parties agreed to have their appraisers meet and come up with the value, which they did. We have copies of those appraisals. We have them at the Assessor's Office. If they can verify that

the numbers equate the fair market value then we would not have to go back out for appraisals.

Alderman Lopez stated we have been told many times that we have to get appraisal. We did it with the senior center and this and that. What exempts this from those procedures?

Solicitor Clark replied you haven't been told that you have to get appraisals. You are being told that you cannot buy property unless you pay...you have to pay fair market value. You can't over pay or under pay. The normal process to verify that you are paying fair market value is through appraisals. There are times when we go out and buy land or sell land and we just use the Assessors. We don't go out for appraisals if it is a really small piece. This particular piece of property has already had two independent appraisals done – one by Fremeau Associates and I am not sure who the other one was by but I do have it in the office and they are going to be verified through the Assessors so that will meet the test of showing whether it is fair market value.

Alderman Lopez asked how would this calculate when the State is reviewing the project and they would do their own appraisals and get a lesser amount than we have or would they use our appraisal as a final dollar figure.

Solicitor Clark replied they won't use our appraisal as their final figure, no. They will go out and do their own independent appraisals also through their acquisition process. It may come in higher or it may come in lower. There is no guarantee that they are going to pay you back the \$400,000.

Alderman Lopez asked, Alderman DeVries, all of the other money coming from other sources and the money coming from the State, does the City get the first option if it is more than \$185,000 or is it the \$185,000 that would come to us and the other people who have given money would not get their money back.

Alderman DeVries answered I am sure we could work something out before it goes before the full Board if that needs to be the case.

Solicitor Clark stated as I understand it, if the project is approved to go forward the Crystal Lake Association will be submitting to the Aldermen at their next meeting an assignment of their option to purchase. It will be the City buying the land so if the State buys it from the City, whatever the fair market value is, all of the money comes to the City.

Alderman Lopez asked all of the money comes to the City and the organizations putting money in don't get anything.

Solicitor Clark replied I think the organizations that are putting money in, unless I am wrong, are City organizations.

Mr. MacKenzie stated there may be some private monies raised but I know a portion of it is coming from the SEP agreement fund.

Solicitor Clark stated I believe there is \$125,000 from the SEP, \$75,000 from CIP and there is a small portion from wetland mitigation at the Airport, which is now a City fund. I think it is all City funds at this point.

Alderman Lopez asked so if the State gives us the money it goes in our coffer.

Solicitor Clark replied that is my understanding.

Alderman Lopez asked the \$185,000, Mr. MacKenzie, is this all that is left over from the Riverfront project. We have no other commitment to that project?

Mr. MacKenzie answered there has been a commitment by the Board to proceed, ultimately, with Phase III of the project but that phase has not been committed to final construction. Phase III goes north of Granite Street. We have not confirmed that with the Highway Department but there is a fairly sizable amount left in that fund project.

Alderman Lopez asked so in taking this \$185,000 there is no commitment from this Board saying we are going to give Riverfront back the \$185,000.

Mr. MacKenzie answered again we are proposing tonight that we temporarily borrow the money as a bond balance transfer from this project and then return it to the Riverfront project. Ultimately the Board can decide where those funds go as long as it conforms with general bonding requirements.

Alderman Shea stated I am in favor of this simply because it makes sense environmentally for the people who are in and around Crystal Lake and I think in my lengthy discussion with Alderman DeVries today she explained to me exactly what the parameters are of this particular project. I think it makes a lot of sense for us to set aside this particular area of the City at this time. I don't think that it will have a detrimental affect on our financial situation.

Alderman Smith asked Ron Johnson to come forward and explain how this will affect the Riverfront development project from South Main Street to the Parker Street Bridge.

Mr. Johnson stated as far as I know I think the funds that are in question are related to the Riverwalk and the projects that have been planned for the East Side of the Merrimack. It would not be on the West Side. We have a separate grant application to NH Department of Transportation and we are awaiting matching funds in the next CIP.

Alderman Smith asked how would it involve the East Side.

Mr. Johnson answered at this point that project is primarily in the Highway Department. They are doing the planning and construction, I think, in conjunction with the City Planning Department. It doesn't affect any of the current rail to trail projects. We do have another one that is being proposed by NH Department of Transportation, which is the Manchester Dalawrence Branch, which goes from...the first project will be from approximately Perimeter Road to Spring Garden Road or Spring Garden Street so we are not down by the riverfront.

Alderman Smith asked has anybody talked to the developer. Is there anyway the developer can hold off for four or five months until June?

Mr. MacKenzie answered I have not spoken with the developer.

Chairman O'Neil stated I think Alderman DeVries may be in the best position to answer that question.

Alderman DeVries stated I have had several discussions with Atty. Saunders who is the attorney for the developer and the individual who not only is dealing with me now but negotiated the past legal agreements and purchase and sale agreement for the developer. The developer has indicated that he is looking for the documents to be executed, that would be the purchase and sales agreement, on or about the first of February for the agreed amount, which is the \$400,000. If I could take a moment to correct a couple of things as I think we have gone just a tad astray, I heard a question referencing the 80% reimbursement. I believe that letter that William Cass was addressing to the Board...what he was saying was the Federal Highway Association still needs to approve the I-93 widening project and the 80% funding he is referring to is the funding that they put in to the entire I-93 project. He is not insinuating that this is going to be reimbursed only at an 80% level. I also wanted to clarify that this is not just a Ward 8 issue. The Crystal Lake beach area, as well as the summer camp located on Crystal Lake is utilized by many of the residents of the City well beyond Ward 8. It is kind of the Livingston pool for the south end of Manchester and I think that is why the support base...there are many members of the Board who as children attended the day camp at Crystal Lake. It is not just that we are trying to preserve land or open

space. We are trying to preserve one of the major recreation areas in the South end of Manchester utilized by the entire City.

Chairman O'Neil stated I have been a champion of the Riverwalk but I do believe this is a very appropriate use of funds. It is an opportunity that we may never see again, especially in the Southeast section of the City. It allows us to protect one of our great resources, Crystal Lake. We have done a great job in protecting Lake Massabesic. If we don't do this the chances are pretty good that there will be 12 additional homes on this property. I see this as really a short-term loan. I believe the mitigation program for I-93 is somewhere in the area of \$100 million currently, still subject to some final approvals but that appears to be the number they are at. I am very optimistic that we will not only see money in the City of Manchester for reimbursement on this project but we will see money go to Hackett Hill and I understand that Bass Island has also been discussed. I think those are the three projects that the City has presented as part of the mitigation projects. I am very optimistic that all three will receive funding. I am going to vote for this. I think it is an opportunity that we shouldn't miss.

Alderman Shea moved to approve the transfer of \$185,000 from the Riverfront Development project for the acquisition of land in the Crystal Lake area.

Alderman Smith asked, Mr. MacKenzie, what guarantees do we have of receiving that money back. That is my only problem. I think this is a worthwhile project but I would like to see the money put back into the original Riverfront project.

Mr. MacKenzie answered we do not have a 100% guarantee or anything in writing beyond what you have seen. We met with the Commissioner of the NH Department of Transportation and she was strongly supportive of it. Given the track record that she has had with the City the last couple of years, while not a guarantee it is a very strong commitment that it would happen.

Alderman Smith asked in other words we have no guarantee whatsoever but we are going to vote to transfer \$185,000 whether we receive that or not. Is that correct?

Mr. MacKenzie replied yes. There are no guarantees.

Alderman Lopez asked so there is no guarantee that we are going to give the Riverfront project the money back either, correct.

Mr. MacKenzie answered again that would be a policy decision of the Board and the Board can make that decision.

Alderman Lopez asked so if we vote tonight then what we should be doing is transferring \$185,000 out of the Riverfront project with no strings attached.

Mr. MacKenzie answered the Committee can recommend that.

Alderman Lopez stated that is what I would recommend.

Chairman O'Neil stated it is the prerogative of the Board to move money at any time.

Alderman Shea asked if one were to compare the two projects, a Riverwalk versus preserving one of the treasures that we have in the City, to me it doesn't really take much thinking to say here is an area as Alderman DeVries indicated that I used as a youngster that has had problems because of pollutants going into the water there. We want to preserve as much as we can of our environment here and I am saying even if we were not going to do this, the Riverwalk project from Granite Square down to Queen City Ave has been completed and if we were to put in the Singer Park project, which claimed that they were going to maintain that then I say why can't we take this money and transfer it and say look we can preserve something. We may lose this and then we would kick ourselves later on for not having done the right thing environmentally and for the people of Manchester. I say we should do this and transfer the money.

Alderman Smith stated I think it is a worthwhile project as Alderman Shea said but I would like to have some guarantee. We are spending money all the time and we never receive anything back. There are no guarantees. There is no question that Crystal Lake has had a problem with the bacteria count in the summer and I don't think we need further development down there. I will certainly go along with the Committee but I want everybody to know that I would like to see this \$185,000 put back into the Riverfront project.

Alderman Lopez duly seconded the motion to transfer \$185,000 from the Riverfront project for land acquisition in the Crystal Lake Area.

Chairman O'Neil called for a vote on the motion. The motion carried with Alderman Wihby being duly recorded in opposition.

Chairman O'Neil addressed Item 6 of the agenda:

Communication from Robin , requesting the City's input on how best to utilize the new Chamber logo on road signs, city vehicles, maps, etc.



On motion of Alderman Thibault, duly seconded by Alderman Shea, it was voted to table this item.

Chairman O'Neil addressed Item 7 of the agenda:

Communication from Frank Mesmer, Secretary of the Manchester North Soccer League, requesting to discuss the new Livingston Pool project.

Mr. Frank Mesmer stated I am the Secretary of the Manchester North Soccer League. The Manchester North Soccer League is one of at least six youth soccer leagues in the City comprising probably more than 4,000 kids. In our particular league we have 750 children and they play on two fields next to the Livingston Park pool. I wanted to focus on the pool and the new bathhouse next to the pool. As you know, the Livingston Park pool desperately needs replacing having originally been built in the 1930's. It is beyond safe use. The new pool will go from being one of the largest municipal pools in the United States to probably the smallest pool in Manchester. The old bathhouse is coming down. The new bathhouse will be built on the side of the pool that is closest to the soccer fields that are used by the Manchester North Soccer League. Those buildings will have bathing facilities, showers, toilets and a lot of the building will be taken up by the new filters that will operate for the new pool. What we are asking is that the buildings also be made to accommodate uses for the soccer programs so that the buildings will have more than a single season use. As we view it, adding on to those buildings to allow three things for the soccer league will be a good investment for the City. The three things are shared use of the bathrooms, storage facility for soccer equipment and a concession stand to sell to the families that come down there. Right now, the league is using port-a-potties that are located next to a storage trailer that is rather unsightly in what is otherwise a beautiful park. The league uses that park for a period of more than two and a half months in the fall starting in August and going through October. This year, the Manchester North Soccer League hosted a City tournament. The facilities there were not adequate to accommodate other leagues coming to that field and some of the games were played over at West and at other fields, all of which have (South, East and West) their own concession stands and other facilities for storage. The Manchester Parks & Recreation Department has done an excellent job implementing what was to have been a five-year plan to renovate Livingston Park and now there is a track there. They have improved the skating hut and all that is left to do is to fix the pool. When that is done, the long-term use should take into account what is a growing recreational use for the entire City, that being soccer. We ask that the Board take into consideration the long-term and avoid cutbacks in the building that will remove the uses of the building for the soccer league.

Alderman Lopez asked have you had any dialogue with Parks & Recreation in reference to their hand-in-hand program that other soccer leagues and little league programs use as far as your contribution.

Mr. Mesmer answered yes we have. You might say that Ron Ludwig and Ron Johnson have been very receptive to keeping us in the loop. We have attended a series of meetings, one recently with Alderman Wihby at the Webster School. Our concerns have been brought to the attention of the designers of the new pool and our league is capable of raising money if needed. Among other things, we are committed to maintaining the building and keeping the premises safe and clean through the soccer season, which by the way may soon be expected to extend into the spring because that is when the Angels, the Manchester soccer league, plays and they often play at our field. If we knew that it was necessary for us to help out in a private/public partnership, we would be happy to do that. We want the City to know that we are willing to work together.

Alderman Lopez stated that is very good. I am glad to hear that because I spent 18 years on the Parks & Recreation Commission and I am very familiar with a lot of the organizations. The latest one was the Southwest Little League that contributed \$15,000 for a building. I think that dialogue is good and working hand in hand with the Parks Department...I think the suggestion you have is very good, too, so that we get full use of the whole area up there in order to serve the kids. I think there is room for improvement. I think the dialogue should continue with Parks & Recreation. I don't know if Ron Johnson would like to comment on where we stand on those plans so that maybe we could incorporate something and get an agreement with the North Soccer League as to what their contribution would be.

Chairman O'Neil stated, Mr. Mesmer, you mentioned concessions. Wouldn't the Gatsas facility serve the needs of the concession?

Mr. Mesmer replied in fact the Gatsas facility has a concession space on the downstairs side close to the road that would lead into where the soccer fields are. That road, if you have been by there lately, is now a dirt road and it is next to a pile of trees, all of which will be renovated and turned into a parking lot that as I understand it will accommodate 54 cars with a turnaround at the end that is designed to accommodate drop-offs for both the pool and the soccer fields. Our concern is that if we are using the Gatsas concession facility, which as I understand it has not been fully furnished, we will have little kids walking up and down that road where cars are coming in and out. If you have ever been to a soccer Saturday, it is usually at the transition from one hour's set of games to another that we have the most traffic. If we have, say five and six year olds, walking up and down that street going to the concession stand there might be some

danger to them. In addition, the way concession stands work at fields is sometimes their best and most valuable use is when they are at hand.

Chairman O'Neil asked so your point is that it is too far towards the Daniel Webster Highway to safely serve the young people in the soccer league.

Mr. Mesmer replied that is the way we have looked at it and we really tried to take a hard look at that to see if that could work. Maybe some day if the programs are also using the field that was built across from the Puritan, that concession would be more useful at that point.

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to have Parks & Recreation get together with the Manchester North Soccer League and have Parks & Recreation report back on the status of those talks as well as what is happening with the pool at the next CIP meeting.

Chairman O'Neil addressed Item 8 of the agenda:

Communication from Chief Kane seeking authorization to accept FEMA grant money in the amount of \$79,275 for the purpose of purchasing a brush firefighting truck and requesting that \$33,975 (city match for remaining costs) be appropriated under a CIP project account as stipulated in the grant.

Chairman O'Neil stated in my discussions with both Bob MacKenzie and Chief Kane, I think the intent was to have staff try to work out where the money would come from.

Deputy Chief Monnelly replied that is my understanding also. We are to sit down with Mr. MacKenzie and his staff and try and see where we can come up with the \$33,975 we need to complete this.

Chairman O'Neil asked this is to serve the West Side, correct.

Deputy Chief Monnelly answered that is correct.

Alderman Lopez asked this is just a vehicle that is available right. We are not talking about extra personnel, correct?

Deputy Chief Monnelly answered that is correct. It would be placed in the fire station. It would not be manned until such time as we needed it.

On motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to have City staff get together to find the \$33,975 and report back at the next CIP meeting.

Chairman O'Neil addressed Item 9 of the agenda:

Communication from Fred Ruscsek, Public Health Director, seeking authorization to purchase a vehicle utilizing the State of NH bid specifications noting that such purchase will be made through the Bioterrorism/Public Health Preparedness Grant.

On motion of Alderman Smith, duly seconded by Alderman Lopez, it was voted to approve this request.

Chairman O'Neil addressed Item 10 of the agenda:

Communication from Frank Thomas, Public Works Director, seeking authorization to enter into another one-year contract extension with Waste Management, Inc. for recycling and yard waste contracts.

Chairman O'Neil called Kevin Sheppard forward.

Mr. Sheppard stated I would like to introduce Joanne McLaughlin. She is our new Recycling Coordinator. She is actually not new anymore but she replaced Victor Hyman so I brought her along to address questions also.

Alderman Wihby asked is this a new contract or just an extension.

Mr. Sheppard answered this is actually the third one-year extension to the Waste Management contract for recycling and yard waste.

Alderman Wihby stated I have a lot of complaints about Waste Management. Do we have clauses in there where we can not pay them or fine them or whatever if something happens?

Mr. Sheppard replied that is part of the reason I brought Joanne. She oversees the day-to-day contract and we have had problems recently with Waste Management, i.e. the Christmas tree pick-up and some problems with recycling.

Alderman Wihby asked is there anything in there that if they don't do something we can fine them.

Mr. Sheppard replied there is a procedure in there. I believe we have to give them written notice and then if they don't respond within 10 days to that complaint there is a fine of, I believe, \$500.

Alderman Wihby asked 10 days.

Mr. Sheppard answered yes. The contract gives them 10 days to respond to our concerns. We have done that in the past and they have complied. Waste Management overall has done a good job recently. They were in a downturn. Right now we are having problems with them. They like to think that it is the storms that we had from Christmas through New Year's. We have been trying to stay on top of that.

Alderman Wihby asked why shouldn't we go back out to bid instead of extending it another year if we are having problems.

Mr. Sheppard answered in our opinion, meaning Frank's and mine and probably Joanne's, is if we went out to bid we would probably be paying 50% more than what we are paying right now for these services. When we went out to bid for these services there was a good market for recyclables and now that market doesn't exist but we have a contract.

Alderman Shea stated first I want to mention that I have called Joanne twice and she responded immediately and I do appreciate that. My second point is there are quite a few Christmas trees around. Do they plan on picking them up as they go through the recycling day or is that a special day they are going to come by?

Ms. McLaughlin replied they are collecting them over the course of two weeks. At this point they are behind so they will be extending the time they are collecting them. They will be making two full rounds throughout the City routes so if people don't get collected the first time they should leave them out and they will get collected the second time around.

Alderman Smith stated one thing I can remember during Christmas is we lost a day because of the holiday and then we lost one because of the snowstorm and then the City was trying to plow the sidewalks and we had all of the recycling bins out there on a Monday and it was a disaster and the same thing occurred this week. They were supposed to pick-up on the West Side on Friday. They didn't do it until late Saturday. This is a problem with the snow. As far as I am concerned, Boynton Street is Route 101 and all of these recycling bins are out there and they are getting destroyed by cars. I think the response by Waste Management in the last two weeks has been horrendous. The Highway Department is getting blamed

for not plowing the sidewalks on the West Side and here is one reason they can't plow them because the recycling bins are there.

Ms. McLaughlin replied it has been a challenge. You are right. It has been a number of different things coming together like storms in other parts of the State where they are also doing work. It has been difficult and challenging.

Alderman Smith stated I will tell you that your job is not an easy one.

Alderman Lopez stated I talked to Frank and I agree with what Kevin said that it will probably cost us more to go out to bid and maybe the company realizes that. We always talk about recycling and we talked about bag and tag and things like that and yard waste. When do you think we can see some type of report as to what the percentage of recycling pick-up that we are doing is in the City of Manchester and what the percentage of yard waste pick-up is and how we can go about maybe making this contract a little bit better by sitting down with the people and really giving them the concerns of the citizens of the City? I know a lot of people, including myself, have stopped recycling because they don't pick up. You don't have to address that tonight but I was wondering if somewhere along the line we could get some type of report so we know exactly what is going on. It seems in the summer time we get the yard waste picked up and that is about the size of it.

Mr. Sheppard replied we do maintain records as far as tonnage on a yearly basis and weekly basis actually from Waste Management. As far as recycling education, was that your next question?

Alderman Lopez responded absolutely. I believe that is the reason we brought the recycling coordinator on board. What are we doing in that area that maybe the Board could help with? As an Alderman I would like to know because people ask me.

Ms. McLaughlin replied I could put something together for you but so far I have been on the job for five months and I have been to all 22 schools and we made sure that the programs are running there and we got them all of the equipment they needed. We have been meeting with the principals of the schools, as well as the custodians so everybody is on the same page. I have been asked to speak at Central High School at an ESL class. We have a number of things going on. We have had a couple of events in town.

Alderman Lopez responded I know you have and I am not criticizing. I am just saying it so that the Aldermen understand what is going on in the recycling area of the City of Manchester and we have some statistical data so we can talk intelligently about it.

Ms. McLaughlin replied I have a lot of that information currently and I can put it together in a report for you.

Alderman Forest stated I guess I am echoing some of the complaints of my fellow Aldermen. Kevin is aware that I am probably his biggest pain on yard waste. The problem I have again is what was mentioned earlier. I have an 800 number and very seldom do I have success with it so I usually end up bothering Kevin. My problem is yard waste. I have had yard waste in my neighborhood for six, seven or eight weeks. The excuse that was given Kevin is they can't find my street. The recycling is also a pain. I would suggest that this every two weeks in the summertime for yard waste is...I know what yard waste smells like after one rainstorm. Maybe they could pick up every week. Yard waste does smell. Most of my neighbors put it in bags and we wait and we wait. We need some phone numbers of people to call to get the stuff picked up. That is my confession for tonight.

Ms. McLaughlin replied you have my phone number, Alderman, 624-6444.

Chairman O'Neil stated I know at the time we looked at pricing it in-house it was cheaper to go outside. It may have been during the same time period we talked about private contracting of the garbage pick-up. Is it worth even looking at it again or are the numbers just too high?

Mr. Sheppard replied it is something that when we looked at it in-house...it was the same time we bid against the private sector. Our problem was we don't have an area to bring this material to. We used to have an area over by the drop-off but to properly manage the yard waste we would have to buy a lot of equipment. You are actually talking temporary laborers because it is 10 months a year. We were actually very high on the number when we bid against the private sector because of the labor pool.

Chairman O'Neil stated so we would pay a little bit more of a premium for hopefully better service.

Mr. Sheppard replied correct. I believe that.

On motion of Alderman Wihby, duly seconded by Alderman Shea, it was voted to approve the one-year contract extension with Waste Management, Inc. for recycling and yard waste contracts.

Chairman O'Neil addressed Item 11 of the agenda:

Communication from Ron Johnson, Deputy Director of PRC, relative to Gill Stadium – Synthetic Turf Renovation.

On motion of Alderman Shea, duly seconded by Alderman Wihby, it was voted to refer this to the baseball riverfront development project.

Chairman O'Neil addressed Item 12 of the agenda:

Communication from Robert MacKenzie, Planning Director, advising that MHRA is seeking assistance in the form of federal HOME funds (\$500,000 to \$650,000) which would be used in the development of the Gale Home into 29 units of congregate housing.

Alderman Lopez moved the item for discussion. Alderman Smith duly seconded the motion.

Mr. Dick Dunfey stated I am the Executive Director of the Manchester Housing and Redevelopment Authority. With me this evening is Peter Roache who is consulting with the Authority on the Gale Home redevelopment project. Some of you may know Peter from his former incarnation as founding director of Neighborhood Housing Services here in Manchester. As you all know, the Gale Home initiative is a very important one to the Authority and I think it will be a very valuable one for the City as a whole. We propose to secure this property, this historic and architecturally beautiful property, and convert it from its former 24 single room occupancy units. We are now looking at 33 full one-bedroom apartments with kitchens, full baths, living area and bedroom. We also intend and in fact have committed to preserving the original mission of the Mary Gale Foundation to provide low-income housing for people who are elderly or who have disabilities. To that end we will be providing a package of supportive services based on the congregate services model that we currently operate at four high rises here in Manchester. The critical first step as we try to finance this overall package to the tune of about \$4.8 million is to secure a commitment from the City of HOME funds in the amount of \$650,000. That is it in a nutshell.

Alderman Lopez stated I support the question wholeheartedly. I just want to question the HOME fund money. Sam, was that part of the \$6 million more you are requesting? How much money is in the HOME fund?

Mr. Maranto replied we get an annual allotment of approximately \$700,000 and they are requesting consideration for next year's funding, which would be in July.

Alderman Lopez asked is this the only project on the horizon then that is a priority for those funds.



Mr. Maranto replied no. We have several projects right now. Basically the funding that we have available right now has been committed, therefore, we would have to look at future funding for this project.

Alderman Lopez asked is there any money coming from the trust fund of the Gale Home.

Mr. Dunfey answered not at this time. That is something that could be discussed in the future but there is currently not even a mechanism in place to apply for that funding.

Alderman Smith stated, Mr. Dunfey, you referred to 33 units. The agenda says 29 units.

Mr. Dunfey replied as we have gone further in our discussions with the architects and engineers, it appears that we are going to be able to increase the number of units to 33 from 29, which of course would be a good thing.

Alderman Smith asked and the maximum is \$650,000 but it could be \$500,000 so it is really about \$19,000 per unit if you go 33 units.

Mr. Dunfey answered the contribution in HOME funds would be roughly that, yes.

Alderman Smith asked and this is for elderly with disabilities.

Mr. Dunfey answered it is for people who are elderly and/or people with disabilities.

Alderman Shea asked this is one part of a larger part that has to be complemented by other sources similar to Neighborhood Housing is that correct.

Mr. Dunfey replied that is right. As you know in the new world order of financing housing developments you are talking about a multi-layered package of financing. This, as I mentioned, is a crucial first step as we embark on the process of securing an overall amount in the vicinity of \$4.8 million. We would also be applying for funds with the NH Housing Finance Authority, Federal home loan bank, there would be some tax credit equity involved in the package we hope so multiple sources that we will be applying for.

Alderman Shea asked so in terms of supply and demand if that particular project were realized you would have no problem filling it almost immediately.

Mr. Dunfey replied correct. We are currently at 4,400 and counting on our waiting list for housing. I would say roughly 2,500 of those are people who are elderly or have disabilities. There is a tremendous need for this type of housing.

Alderman Shea stated so the sooner this project is realized, the better for the community.

Mr. Dunfey replied absolutely.

Alderman Wihby asked what is the total cost for 33 units.

Mr. Dunfey answered a little over \$4.8 million.

Alderman Wihby asked is that a normal number. Aren't we better off going \$8 million and building a high rise again and taking care of 300 people rather than 33?

Mr. Dunfey answered we wouldn't be permitted to do that under the conditions of the purchase. We had to apply to the Gale Home Foundation and commit to preserving not only their original charitable mission but also preserving the architectural integrity of that site.

Alderman Wihby stated I am not talking about that site. I am talking about taking the \$4.5 million and going somewhere else and building a high rise and taking care of 300 people. What would the price be if we wanted a high rise? \$10 or \$20 million?

Mr. Dunfey replied yes it would be way beyond this and we really don't have the other resources that we traditionally had historically, in terms of Federal funding to do that type of an undertaking.

Alderman Wihby asked there is no way of doing that again like we used to.

Mr. Dunfey answered no there is currently no housing production money even on the horizon at the Federal level.

On motion of Alderman Shea, duly seconded by Alderman Smith, it was voted to approve this request.

Mr. MacKenzie asked could we outline some of the specific items in order to make that motion work.

Chairman O'Neil answered absolutely but we did just approve it.

Mr. MacKenzie stated but there is no money. I have a list of recommendations to hand out.

Alderman Smith stated I thought we had \$700,000.

Mr. Maranto replied we would have to use next year's funding. We don't have any funding right now. We would have to use a future year beginning in July when we get a new allocation.

Mr. MacKenzie stated I would like to review the handout. They actually need several items to help with their application for other funding agencies. One of the important ones is that the City designate that area as a target area for housing. That will help them in their point scoring system for various applications. The second is that the City go on record as supporting the project. I think by your actions they would do that but it would be important to identify that specifically. The third item would be where the monies would come from. We did speak with them this afternoon about funding sources and what could be available. There is no money currently identified. What the Board would have to do is commit the funds from future HUD allocations. We are recommending that a majority of the funds come from the FY04 allocation and the remainder would come from the following year, FY05. Given the construction span of a project such as that, that would allow them some opportunity to give us a cash flow and get the project done. Of course, there is an outside chance, although unlikely, that we might not receive HUD funding. I know in FY04 we already have a specific number, which should be coming from HUD so the chances would be very small that we would not get the HUD funds. I think the Board should commit the funds as outlined in my memo from future year allocations pending HUD's contribution of those HOME funds to the City.

Alderman Shea asked does MHRA agree with that.

Mr. Dunfey answered yes.

On motion of Alderman Shea, duly seconded by Alderman Smith, it was voted to rescind the previous motion to approve the request from MHRA.

On motion of Alderman Shea, duly seconded by Alderman Wihby, it was voted to approve the request with the stipulations outlined by the Planning Director.

Chairman O'Neil addressed Item 13 of the agenda:

Communication from Robert MacKenzie, Planning Director, submitting a

copy of the recently received HUD Annual CIP Assessment Letter for program year 2001 to 2002.

Alderman Smith moved to receive and file this item. Alderman Shea duly seconded the motion.

Mr. MacKenzie stated this year's audit of our HUD monies and our procedures was, I think, excellent. I think it reflects well on our staff to meet all of the various Federal requirements in the HUD program. There have been some issues in the past but this year's audit was excellent and I did want to recognize our staff for doing an excellent job in two monitoring visits by HUD this year.

Chairman O'Neil called for a vote. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 14 of the agenda:

Disposition of ice skating rink previously located in the Hampshire Plaza Mall.

Chairman O'Neil stated I understand that Mr. Jabjiniak has something to report to us.

Mr. Jabjiniak stated very briefly we have had conversations with the land developer for the Riverfront development project. We have had conversations with their architect. He is actually excited to design the ice skating rink into the town square portion of the development. They are very interested in taking the ice rink. They would ask that we keep it in storage until they are ready for it, which is approximately a year out or so.

Alderman Smith asked what is the rental amount on a monthly basis.

Alderman Lopez replied \$100 a month.

Alderman Smith asked how many months has Parks & Recreation had this rink.

Alderman Lopez answered about 16 months or something I think.

Chairman O'Neil stated the only comment I would make is it would be a shame for us to get rid of this. I took a walk over to look at the chiller that the last I knew was still sitting over at the Plaza. The thing is brand new. I think it is the boards that they are storing in a trailer or something. It would be a shame for us to get rid of this. Two years from now we will be looking for something like this.

Alderman Lopez asked, Bill, did they give any written communication or is this all verbal.

Mr. Jabjiniak answered I did it verbally. I can get it in writing. I am in touch with the architect and developer in phone conversations on a regular basis and this was one of our discussion items. If you want something in writing, I could certainly follow-up on that.

Alderman Lopez stated I think for the record you could do a memo outlining your understanding of your phone conversation with them.

Alderman Shea asked is there any price tag.

Mr. Jabjiniak answered I don't think they are looking to spend a lot of cash to acquire it. Certainly they would be willing to operate it, which is our big problem. We have it and we own it. Operations is the key thing here. They are willing to do some of that if we give that to them. There is some trade-off. If you want to establish a price, that is something I can take back to them but there has been no discussion about acquisition costs.

Alderman Shea asked I am wondering if we are paying X number of dollars per month to store it and I agree with Alderman O'Neil that we should use it but how beneficial is it for us to keep storing it when we don't know how much it is going to cost us in the long run. Is there some way that they would take over the responsibility of paying for the storage? Wouldn't that make a little bit of sense? If we are paying \$100/month to store it wouldn't it make sense to say if you are willing to pay for the storage of this maybe we could work out some sort of an agreement.

Mr. Jabjiniak replied why don't I take that back to them and see if they would entertain picking up the storage costs or maybe storing it down there. Moving that chiller is going to be an expensive item and you only want to move it once.

Chairman O'Neil stated but we are not paying any storage on the chiller now. It is sitting at the Plaza. It is the boards that are in storage in a trailer.

On motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to table this item pending further information from Mr. Jabjiniak.

### **TABLED ITEMS**

15. Discussion of graffiti-related issues confronting the City.  
(Tabled 10/07/02 awaiting testing results from Intown Manchester.)

This item remained on the table.

16. Removal of a 12" concrete drainage pipe located at 747 Mammoth Road.

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to remove this item from the table.

Alderman Lopez stated I just want to make sure that this doesn't continue to stay in a deep freeze because the gentleman is trying to sell his property up there. I was wondering if the City Clerk could maybe remind the people involved that we are looking for some type of closure to this.

Chairman O'Neil replied well the Solicitor and Mr. MacKenzie are here. Tom or Bob do you have any more information on that drainage problem up on Mammoth Road? On November 12 it was referred to Highway, Planning and the Solicitor's Office.

Solicitor Clark responded as I understand it Highway has to come up with some kind of funding plan in the future. There is nothing available at this point.

Alderman Smith stated I think he is right. I think at the last meeting Bruce Thomas was here and he said that there was no money left in the chronic drain fund but as soon as funds were available the Highway Department would address this.

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to place this item back on the table.

17. Communication from Robert MacKenzie, Director of Planning, submitting a list of special conditions and assurances the City must comply with in order for the Police Department to receive funding through several U. S. Office of Justice Grant Programs.  
(Tabled 08/13/02)

This item remained on the table.

There being no further business, on motion of Alderman Smith, duly seconded by Alderman Wihby, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee